TPLProperties

November 3, 2026

The General Manager
Pakistan Stock Exchange Limited
Stock Exchange Building
Stock Exchange Road
Karachi.

Subject: Financial Results for the Quarter Ended September 30, 2026

Dear Sir,

We have to inform you that the Board of Directors of our Company in its meeting held on Tuesday, November 3, 2026 at 04:00 PM at 20th Floor, Sky Tower-East Wing, Dolmen City, HC-3, Block 4, Abdul Sattar Edhi Avenue, Clifton, Karachi, recommended the following:

1)	**Cash Dividend:**	**Nil**
2)	**Right Shares:**	**Nil**
3)	**Bonus Shares:**	**Nil**
4)	**Any Other Entitlement:**	**Nil**

The financial results of the Company are attached herewith:

The Quarterly Report of the Company for the period ended September 30, 2026 will be transmitted through PUCARS separately, within the specified time.

Yours Sincerely,

TPL PROPERTIES LTD. KARACHI

Hasnain Wasim Ursani
Company Secretary

TPL Properties Ltd.
20th Floor, Sky Tower-East Wing, Dolmen City,
HC-3, Block 4, Abdul Sattar Edhi Avenue,
Clifton, Karachi, Pakistan.

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TPL PROPERTIES LIMITED
UNCONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2026

	Note	September 2026	June 2026
		---------- Rupees ----------	
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	7	**100,291,730**	108,702,714
Long-term investments	8	**3,456,932,538**	5,733,917,426
Long-term deposits		**286,919**	286,919
		3,557,511,187	5,842,907,059
CURRENT ASSETS			
Advances, prepayments and other receivables		**75,084,038**	84,915,761
Due from related parties	9	**2,304,063,175**	963,591,009
Accrued mark-up	10	**441,600,634**	437,147,226
Short-term investment		**-**	-
Taxation - net		**95,428,573**	93,461,396
Bank balances	11	**137,062,395**	146,799,956
		3,053,238,814	1,725,915,348
TOTAL ASSETS		**6,610,750,002**	7,568,822,407
EQUITY & LIABILITIES			
SHARE CAPITAL & RESERVES			
Share capital	12	**5,610,868,792**	5,610,868,792
Capital reserves		**41,316,086**	41,316,086
Accumulated (loss) / profit		**(510,989,883)**	(319,282,937)
		5,141,194,995	5,332,901,941
NON-CURRENT LIABILITIES			
Long-term financing	13	**127,918,978**	176,888,889
CURRENT LIABILITIES			
Trade and other payables	14	**379,064,650**	356,544,958
Due to related parties	15	**425,527,977**	669,139,172
Accrued mark-up	16	**276,954,991**	259,643,361
Short-term borrowings	17	**75,868,160**	548,468,519
Current portion of long-term financing	13	**183,144,604**	224,159,920
Unclaimed dividend		**1,075,647**	1,075,647
		1,341,636,029	2,059,031,577
CONTINGENCIES & COMMITMENTS			
TOTAL EQUITY & LIABILITIES		**6,610,750,002**	7,568,822,407

The annexed notes from 1 to 32 form an integral part of these unconsolidated financial statements.

CHIEF EXECUTIVE OFFICER **CHIEF FINANCIAL OFFICER** **DIRECTOR**

TPL PROPERTIES LIMITED
UNCONSOLIDATED PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
AS AT 30 SEPTEMBER 2026

	Note	September 2026	September 2025
		---------- Rupees ----------	
Loss on investments at FVTPL		**(87,678,777)**	1,706,488,605
Administrative and general expenses		**(94,758,604)**	(69,797,794)
Operating loss		**(182,437,380)**	1,636,690,811
Finance costs	21	**(30,832,875)**	(76,587,445)
Other expenses		**-**	-
Other Income	22	**19,213,528**	35,807,108
Loss before taxation		**(194,056,727)**	1,595,910,474
Taxation		**(3,350,000)**	(6,826,539)
Net loss for the year		**(197,406,727)**	1,589,083,935
Other comprehensive income		**-**	-
Total comprehensive loss for the year		**(197,406,727)**	**1,589,083,935**
Loss per share - basic and diluted		**(0.35)**	2.83

The annexed notes from 1 to 32 form an integral part of these unconsolidated financial statements.

CHIEF EXECUTIVE OFFICER **CHIEF FINANCIAL OFFICER** **DIRECTOR**

TPL PROPERTIES LIMITED
UNCONSOLIDATED STATEMENT OF CHANGES IN EQUITY
AS AT 30 SEPTEMBER 2026

	Capital reserve							Revenue reserve	
	Issued, subscribed and paid up capital	Share premium	Capital contribution reserve	Capital repurchase reserve account	Reserve under scheme of amalgamation	Other capital reserves	Sub-total	Accumulated profit / (loss)	Total
	---------- Rupees ----------								
Balance at 01 July 2025	5,610,868,792	103,026,162	-	87,196,910	(426,591,918)	10,500,000	(225,868,846)	3,311,034,840	8,696,034,786
Total comprehensive loss for the year:									
Net loss for the year	-	-	-		-	-	-	(3,624,617,997)	(3,624,617,997)
Other comprehensive income	-	-	267,184,932	-	-	-	267,184,932	-	-
	-	-	-	-	-	-	267,184,932	(3,624,617,997)	(3,624,617,997)
Balance at 30 June 2026	5,610,868,792	103,026,162	267,184,932	87,196,910	(426,591,918)	10,500,000	41,316,086	(313,583,157)	5,338,601,721
Total comprehensive loss for the year:									
Net loss for the year	-	-	-	-	-	-	-	(197,406,727)	(197,406,727)
Other comprehensive income	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	(197,406,727)	(197,406,727)
Capital contributiion / waiver of liabilities (note 13.1)	-	-		-	-	-		-	-
Balance at 30 June 2026	**5,610,868,792**	**103,026,162**	**267,184,932**	**87,196,910**	**(426,591,918)**	**10,500,000**	**41,316,086**	**(510,989,883)**	**5,141,194,995**
									5,141,194,995
									-

The annexed notes from 1 to 32 form an integral part of these unconsolidated financial statements.

CHIEF EXECUTIVE OFFICER

CHIEF FINANCIAL OFFICER

DIRECTOR

TPL PROPERTIES LIMITED
UNCONSOLIDATED STATEMENT OF CASH FLOWS
AS AT 30 SEPTEMBER 2026

	2026	2025
	---------- Rupees ----------	
CASH FLOW FROM OPERATING ACTIVITIES		
Loss before taxation	**(194,056,727)**	(1,264,465,789)
Adjustments for Non-Cash Items		
Depreciation	**8,791,936**	37,677,017
Finance Costs	**30,832,875**	507,735,012
Gain on sale of operating fixed assets	**-**	(70,964,795)
Mark-up on savings account	**(1,919,891)**	(14,503,278)
Allowance for impairment	**-**	-
Advances written-off	**-**	35,200,000
Mark-up on other receivables	**(17,293,637)**	(169,657,973)
Unrealized loss (net) on investment in REIT Fund I	**87,678,777**	639,142,397
	108,090,058	964,628,380
Working capital Changes		
(Increase) / decrease in current assets		
Loans, advances, prepayments and other receivables	**9,831,723**	(19,666,471)
Due from related parties	**(1,372,932,384)**	359,112,380
Trade and other payables	**22,519,693**	(125,803,552)
Due to related parties	**(243,611,195)**	490,069,879
	(1,584,192,163)	703,712,236
Finance cost paid	**(13,521,244)**	(437,031,022)
Markup on savings account received	**14,760,121**	19,616,201
Income tax refund / paid	**(5,317,177)**	(11,337,164)
Net cash flows (used in) / generated from operating activities	**(1,674,237,132)**	(24,877,158)
CASH FLOW FROM INVESTING ACTIVITIES		
Investment made	**-**	-
Additions to operating fixed assets	**(380,952)**	-
Recovery of long term deposits	**-**	-
Proceeds from sale of operating fixed assets	**-**	90,359,998
Proceeds from sale of investment in TPL REIT Fund I	**2,227,466,111**	207,480,270
Net cash flows used in investing activities	**2,227,085,159**	297,840,268
CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of long term financing	**(89,985,227)**	(135,971,658)
Repayment of short term borrowings	**(472,600,359)**	(963,509,486)
Net cash flow from financing activities	**(562,585,586)**	(1,099,481,144)
Net decrease in cash and cash equivalents	**(9,737,559)**	(826,518,033)
Cash and cash equivalents at the beginning of the year	**146,799,956**	932,941,331
Cash and cash equivalents at the end of the year	**137,062,396**	**106,423,297**

The annexed notes from 1 to 32 form an integral part of these unconsolidated financial statements.

CHIEF EXECUTIVE OFFICER **CHIEF FINANCIAL OFFICER** **DIRECTOR**

TPL PROPERTIES LIMITED
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT SEPTEMBER 30, 2026

	Note	Sep-26 Un-audited	Jun-26 Audited
		---------- Rupees ----------	
ASSETS			
NON-CURRENT ASSETS			
Property and equipment	4	129,830,838	146,608,545
Right of use assets		12,462,784	12,462,784
Long term investments	5	2,599,432,538	4,879,800,443
Advance against property		475,000,000	475,000,000
Due from TPL REIT Fund I		963,037,000	963,037,000
Long-term deposits		286,919	286,919
		4,180,050,079	6,477,195,690
CURRENT ASSETS			
Trade debts	6	329,683,259	176,463,764
Loans, advances, prepayments and other receivables	7	240,861,765	229,392,199
Due from related parties	8	2,286,593,243	766,837,522
Taxation - net		-	31,179,392
Accrued mark-up		-	4,216,475
Cash and bank balances	10	173,483,151	184,455,788
		3,030,621,418	1,392,545,140
		-	-
TOTAL ASSETS		7,210,671,497	7,869,740,830
EQUITY AND LIABILITIES			
SHARE CAPITAL			
Authorized capital			
750,000,000 (June 2025: 750,000,000) ordinary shares of Rs.10/- each		7,500,000,000	7,500,000,000
Issued, subscribed and paid-up capital	11	5,610,868,792	5,610,868,792
Capital reserve			
Capital reserves		467,908,007	467,908,007
Revenue reserve			
Revenue reserves		(1,361,798,954)	(1,081,245,976)
		4,716,977,845	4,997,530,823
		4,716,977,845	4,997,530,823
NON-CURRENT LIABILITIES			
Long-term financing	12	147,705,251	181,030,889
Lease liability	14	18,069,550	11,318,524
Deferred tax liability - net		26,439,676	26,441,490
		192,214,477	218,790,903
CURRENT LIABILITIES			
Trade and other payables	15	1,322,909,173	1,229,994,905
Due to related parties	16	395,612,121	386,152,342
Accrued mark-up	17	254,425,836	227,461,015
Short-term borrowings	13	87,508,414	578,607,960
Taxation - net		50,741,553	-
Current portion of non current liabilities	12 & 14	189,206,430	230,127,236
Unclaimed dividend		1,075,647	1,075,646
		2,301,479,175	2,653,419,104
CONTINGENCIES AND COMMITMENTS	18		
TOTAL EQUITY AND LIABILITIES		7,210,671,497	7,869,740,830

The annexed notes from 1 to 24 form an integral part of these consolidated condensed interim financial statements.

CHIEF EXECUTIVE OFFICER **CHIEF FINANCIAL OFFICER** **DIRECTOR**

TPL PROPERTIES LIMITED
CONSOLIDATED STATEMENT OF PROFIT & LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE PERIOD ENDED SEPTEMBER 30, 2026

	Note	Sep-26 (Un-audited)	Sep-25 (Un-audited)
		---------- Rupees ----------	
Income / (Loss)	19	**38,295,428**	(480,614,565)
Direct operating costs		-	(43,639,535)
Gross profit / (loss)		**38,295,428**	(524,254,100)
Administrative and general expenses		**(279,077,693)**	(338,428,143)
Finance costs	21	**(28,548,957)**	(171,663,738)
Other income	20	**16,533,854**	4,115,251
Other expenses		-	(572,960)
Profit / (Loss) before taxation		**(252,797,366)**	(1,030,803,690)
Taxation	22	**(27,755,612)**	(10,001,206)
Profit / (Loss) for the period		**(280,552,978)**	(1,040,804,896)
Other comprehensive income / (loss) for the period		-	(453,000)
Total comprehensive income / (loss) for the period		**(280,552,978)**	(1,041,257,896)
Attributable to:			
Owners of the Holding Company		**(280,552,978)**	(1,041,257,896)
Non-controlling interest		-	-
		(280,552,978)	(1,041,257,896)
Profit / (Loss) per share - basic and diluted		**(0.50)**	(1.85)

The annexed notes from 1 to 24 form an integral part of these consolidated condensed interim financial statements.

CHIEF EXECUTIVE OFFICER **CHIEF FINANCIAL OFFICER** **DIRECTOR**

TPL PROPERTIES LIMITED
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED SEPTEMBER 30, 2026

	Issued, subscribed and paid up capital	Capital reserve share	Revenue reserve accumulated	Total	Non-controlling interest	Total
	---------- (Rupees) ----------					
Balance at June 30, 2026	**5,610,868,792**	**467,908,007**	**(1,081,245,976)**	**4,997,530,823**	**-**	**4,997,530,823**
Loss for the period	-	-	(280,552,978)	(280,552,978)	-	(280,552,978)
Other comprehensive income / (loss) for the period	-	-	-	-	-	-
Total comprehensive income / (loss) for the period	-	-	(280,552,978)	(280,552,978)	-	(280,552,978)
Non-controlling interest	-	-	-	-	-	-
Balance at September 30, 2026	**5,610,868,792**	**467,908,007**	**(1,361,798,954)**	**4,716,977,845**	**-**	**4,716,977,845**

The annexed notes from 1 to 24 form an integral part of these consolidated condensed interim financial statements.

CHIEF EXECUTIVE OFFICER | **CHIEF FINANCIAL OFFICER** | **DIRECTOR**

TPL PROPERTIES LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED SEPTEMBER 30, 2026

	Note	Sep-26 (Un-audited)	Sep-25 (Un-audited)
		---------- Rupees ----------	
CASH FLOWS FROM OPERATING ACTIVITIES			
(Loss) / profit before taxation		**(252,797,366)**	(2,160,959,193)
Adjustments for non-cash items			
Depreciation		**26,851,936**	89,633,101
Amortization		**-**	56,867
Exchange gain		**-**	6,690,000
Finance costs	21	**28,548,957**	436,659,978
Un-realised loss / (gain) on REIT units		**87,678,777**	1,263,800,000
Mark-up on savings account & Other Receivable	20	**(2,145,061)**	(15,222,513)
Mark-up on TFCs		**-**	-
		140,934,608	1,781,617,434
Working capital changes			
(Increase) / decrease in current assets			
Receivables		**(153,219,495)**	2,100,275
Advances and prepayments		**(11,469,566)**	49,368,611
Short-term investment- net		**-**	(6,354,673)
Due from a related party		**(1,519,755,721)**	372,495,000
		(1,684,444,782)	417,609,212
(Decrease) / increase in current liabilities			
Trade and other payables		**92,914,268**	(213,360,482)
Accrued Markup		**26,964,821**	
		119,879,089	(213,360,482)
Cash generated from operations		**(1,676,428,451)**	(175,093,029)
Finance cost paid		**(1,584,135)**	(431,032,964)
Markup on savings account received		**2,145,061**	182,754
Income tax paid - *net of refund*		**54,163,519**	(122,176,768)
Net cash used in operating activities		**(1,621,704,006)**	(728,120,007)
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of property, plant and equipment		**(380,952)**	(6,786,056)
Effects of translation of investments in foreign subsidiary		**-**	(5,913,000)
Disposal of fixed assets		**-**	29,292,553
Sale of REIT Units		**2,160,247,508**	-
Long-term deposits - net		**-**	111,000
Net cash used in investing activities		**2,159,866,556**	16,704,497
CASH FLOWS FROM FINANCING ACTIVITIES			
Long-term financing - net		**(67,495,421)**	(94,090,480)
Dividend paid		**-**	(48,752,985)
Payment for own shares purchased for cancellation		**-**	(113,060,099)
Employee share option scheme		**-**	-
Short-term borrowings - net		**(491,099,545)**	432,536,901
Due to related parties		**9,459,779**	(817,750,000)
Net cash generated from / (used in) financing activities		**(549,135,187)**	(641,116,663)
Net increase / (decrease) in cash and cash equivalents		**(10,972,637)**	(1,352,532,173)
Cash and cash equivalents at the beginning of the year		**184,455,788**	1,852,346,023
Cash and cash equivalents at the end of the year	10	**173,483,151**	**499,813,850**

The annexed notes from 1 to 24 form an integral part of these consolidated condensed interim financial statements.

The annexed notes from 1 to 35 form an integral part of these consolidated financial statements.

CHIEF EXECUTIVE OFFICER **CHIEF FINANCIAL OFFICER** **DIRECTOR**